



Queen's Gardens, W2 3AA

£1,365 per month | 1 Bedroom Flat





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A second floor apartment (approx 300 sq ft) at the rear of this elegant stucco fronted period conversion. The property features a small entrance hall which leads to the reception room with open plan modern kitchen, a double bedroom and a tiled bathroom. The residents have access to the communal Queen's Gardens.

Queen's Gardens is conveniently located in between Paddington and Queensway for local amenities including a variety of international restaurants and cafes as well as numerous tube connections and the Heathrow Express. Its is located 0.6 miles from Whiteleys Mall, a collection of chain retailers in a former department store, plus a cinema, gym and bowling alley. Lancaster Gate tube is the closest underground and Hyde Park is also within short walking distance.



Tenant Terms & Fees

Tenancy fees and terms for tenants - Short Lets:

- A minimum of a four weeks deposit must be paid in advance for all short let rentals that exceed 60 days duration.
- For short let rentals all moving in monies have to be paid in advance for the duration of the tenancy.
- Long/Short Let Rentals - Mid tenancy to end of tenancy
- Tenant/Occupant change Fee £50 + VAT per person
- Deposit- where our client landlord is not a member of any insurance based or custodial scheme, such monies will be held Ashmore Estates Limited as stakeholder in an insurance based scheme TDS (Tenancy deposit scheme).

Tenancy fees and terms for tenants - Long Lets:

Should you wish to terminate your tenancy before the end of the fixed term and the landlord agrees that you can terminate early, you will be responsible for the repayment of the pro-rata commission paid in advance by the landlord for the unexpired portion of the tenancy, unless you are exercising a break clause which is contained in your tenancy agreement.

It is your obligation to obtain written consent from the landlord for any change in the identity of the tenants. Upon receipt of this consent Ashmore Residential will draw up a tenancy agreement for signature by all parties.

An administration fee of £25 will be charged for each letter sent by Ashmore Residential regarding late or non-payment of rent or administration charges.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		